


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
WINCHESTER PARK OWNERS ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Tarrant §

1. Name of Subdivision: Winchester Park
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Winchester Park Owners Association
4. Recording Data for Association: Winchester Park is a phased addition to the City of Fort Worth, Texas, according to plats recorded in the Plat Records of Tarrant County, Texas, such as the following:
(Phase 1) recorded on December 9, 2005, as Document No. D205366589, in Cabinet A, Slide 10705
(Phase 2) recorded on February 6, 2015, as Document No. D215025873
5. Recording Data for Declaration: This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Winchester Park, recorded on June 14, 2006, as Document NO. D206179541, Real Property Records, Tarrant County, Texas, as amended or supplemented from time to time, such as the instruments recorded on January 31, 2013, as Document No. D213025876, and on April 8, 2015, as Document No. D215070449.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Billing Policy and Payment Plan Guidelines resolution dated 9/28/2016 is filed under Document Number D216233647.

The following resolutions are filed under Document No. D217262359:

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution
- Violation Enforcement Resolution for Forced Maintenance

Update Mailing Address and Contact Information filed under Document No. D218209032

Update Mailing Address and Contact Information was recorded in Document No.D220014071.

Violation Enforcement Resolution for Winchester Park Owners Association is filed under Document No. D221143382

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee – Equals ½ of the Current Years Assessment (2021 Current Assessment Amount \$200.00)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Winchester Park Owners Association

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of Winchester Park Owners Association, on behalf of said
association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

